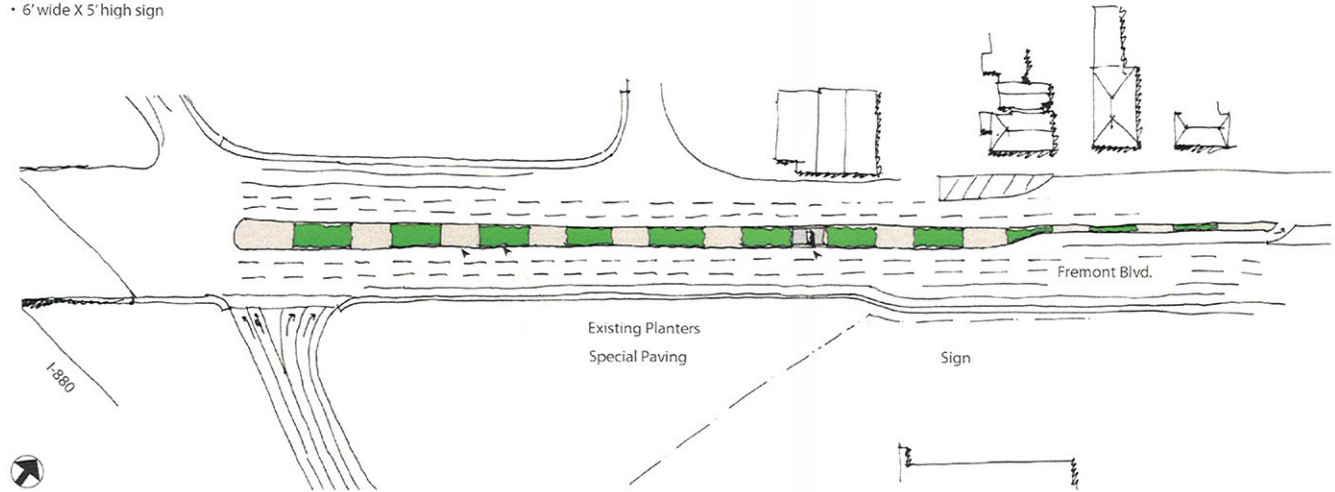


## Gateway Concept Studies for Other Locations

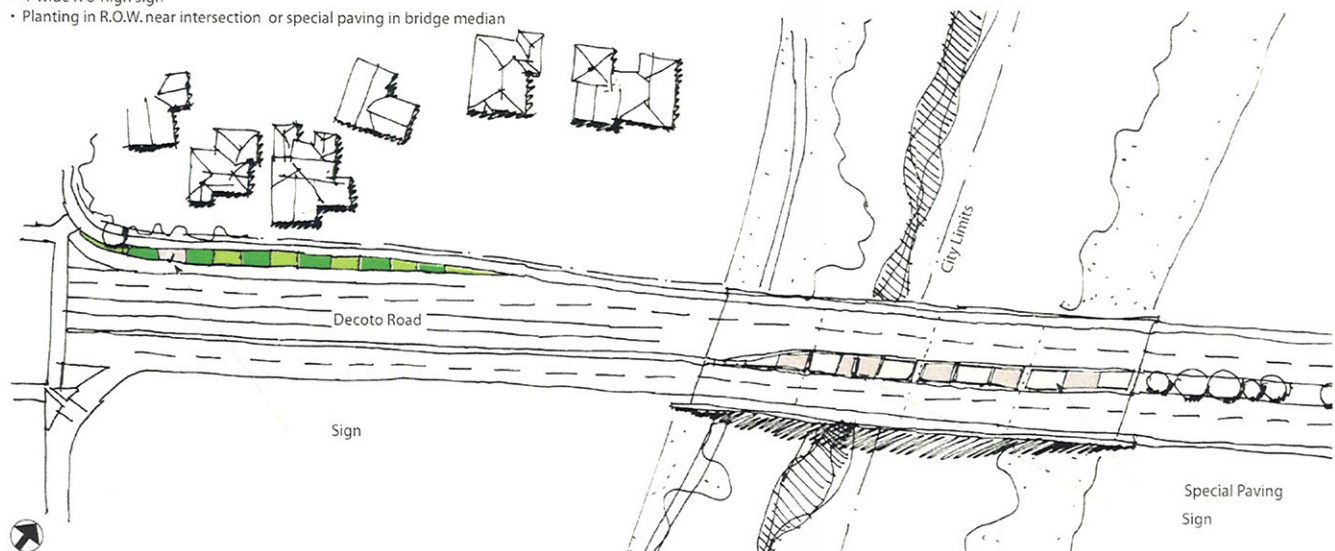
FOLLOWING ARE PRELIMINARY DESIGN CONCEPTS  
for other gateways which illustrate the application of  
design concepts in a variety of settings.

**Fremont Blvd. N, east of I-880****Banding Concept**

- Banding concept
- Use existing planters
- 6' wide X 5' high sign

**Decoto Road @ Paseo Padre Parkway****Banding Concept**

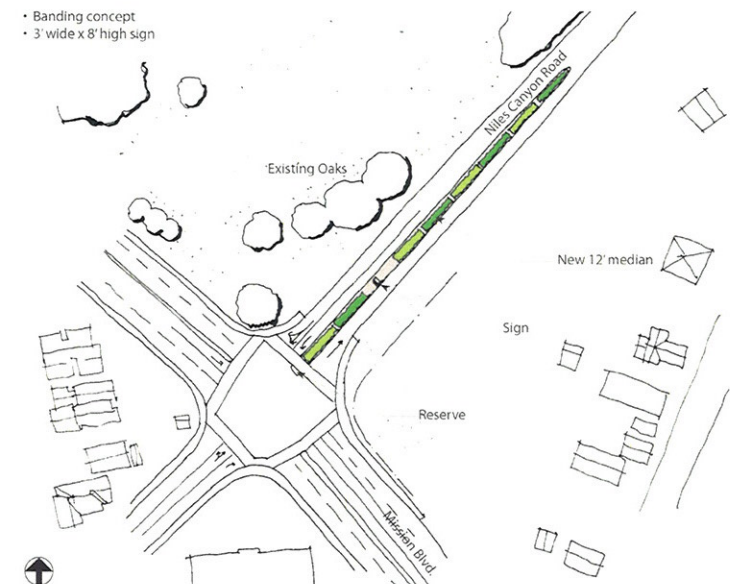
- Banding concept
- 4' wide X 8' high sign
- Planting in R.O.W. near intersection or special paving in bridge median



### Mission Blvd. at Northern City Limits Banding Concept

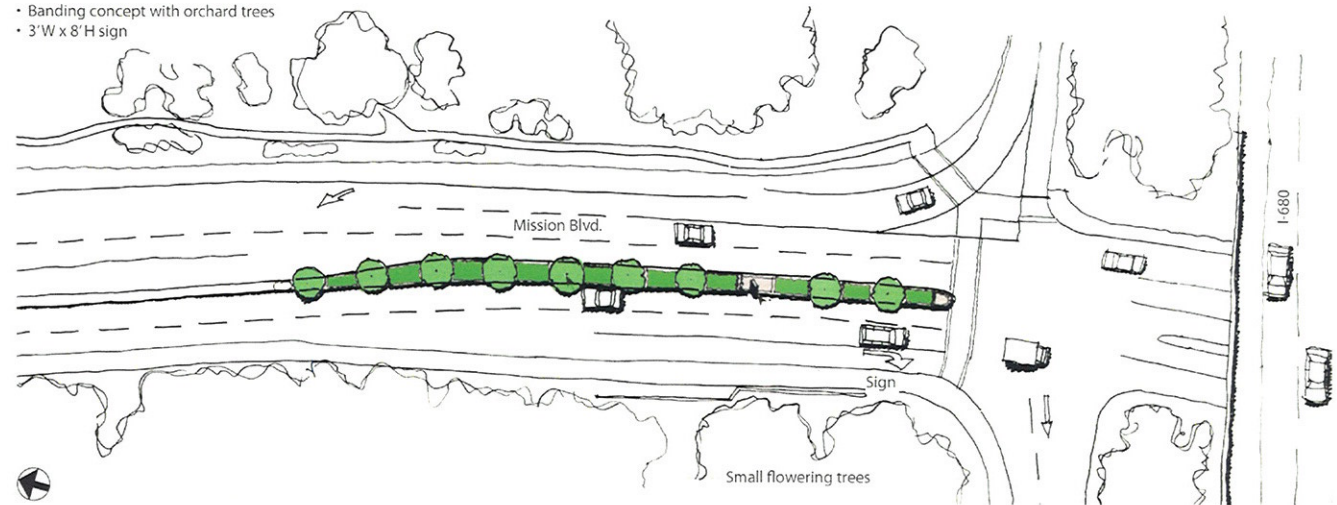


### Niles Canyon Route 84 at Mission Blvd

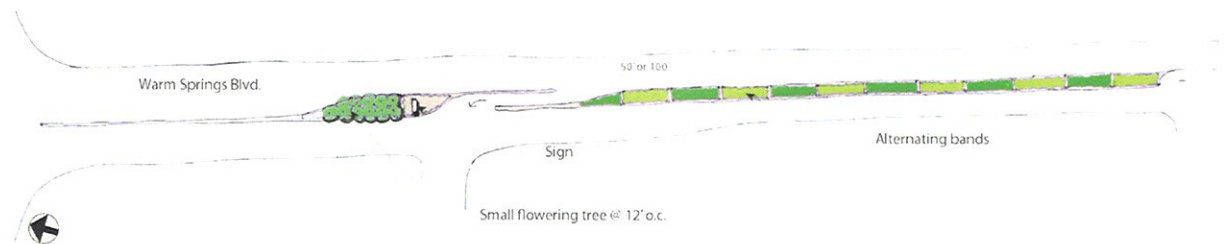


**Mission Blvd North @ I-680**

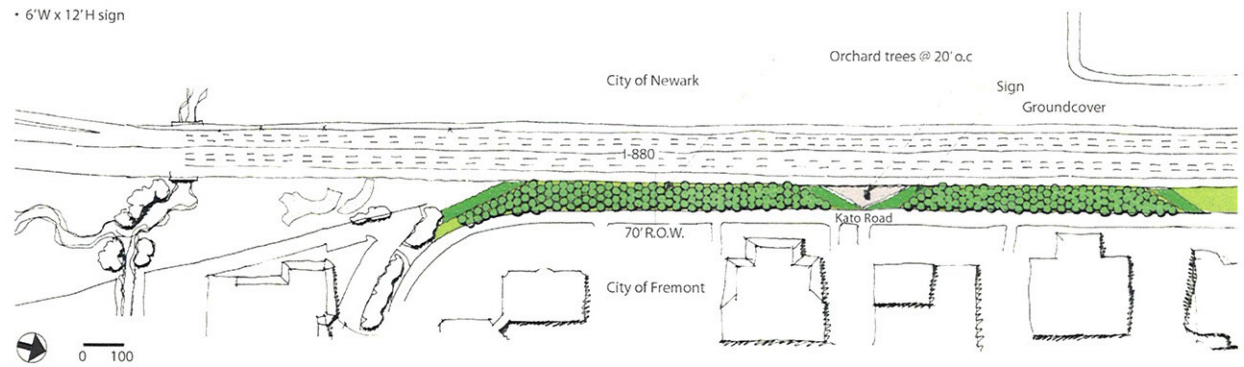
- Banding concept with orchard trees
- 3' W x 8' H sign

**Warm Springs Blvd @ Southern City Limits**

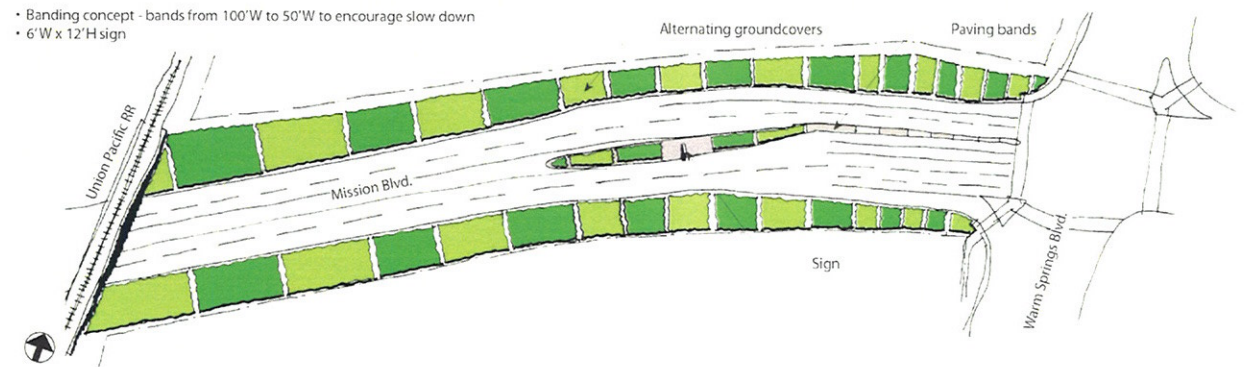
- Banding concept with orchard fragment
- 6' wide X 5' high sign



**Kato Road Facing I-880**  
**Orchard Concept**



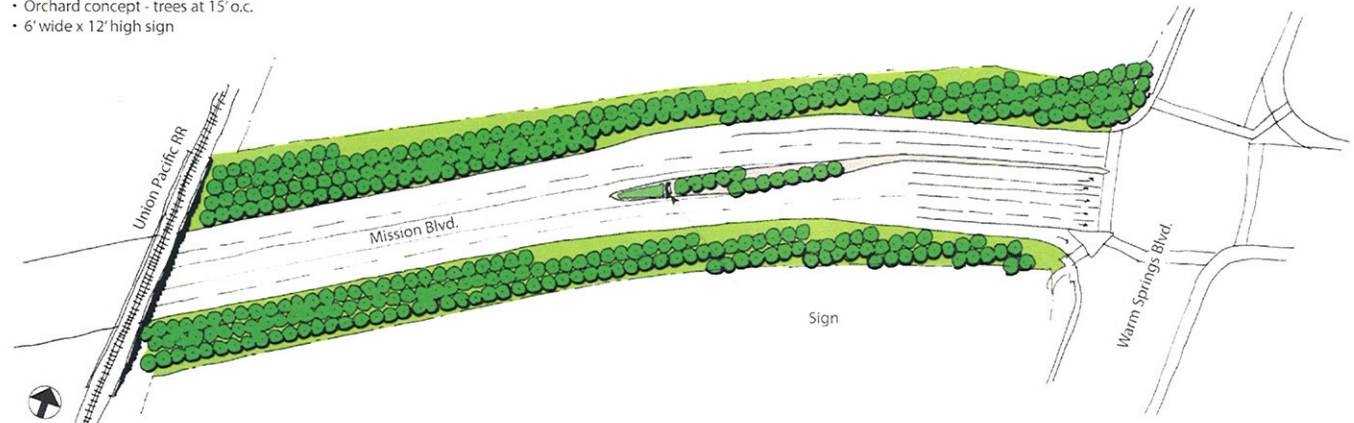
**Mission Blvd E of I-880**  
**Banding Concept**



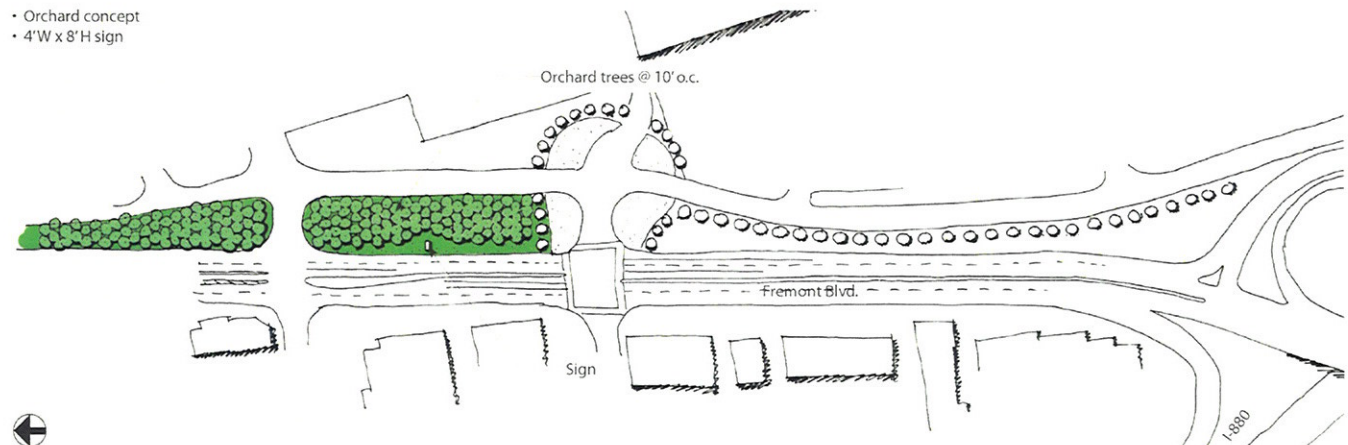


**Mission Blvd E of I-880****Orchard Concept**

- Orchard concept - trees at 15' o.c.
- 6' wide x 12' high sign

**Fremont Blvd E of I-880**

- Orchard concept
- 4'W x 8'H sign

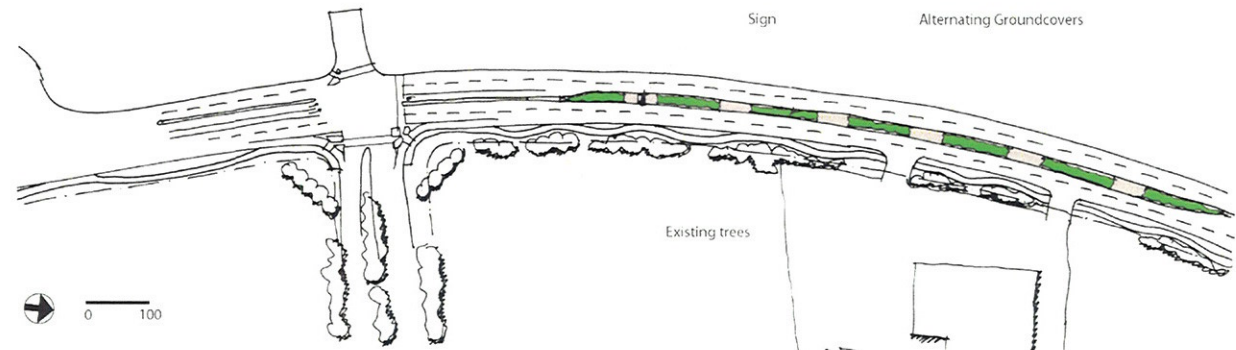


**Stevenson Blvd East of I-880****Banding Concept**

- Banding concept - decreasing band length
- 6' W x 5' H sign

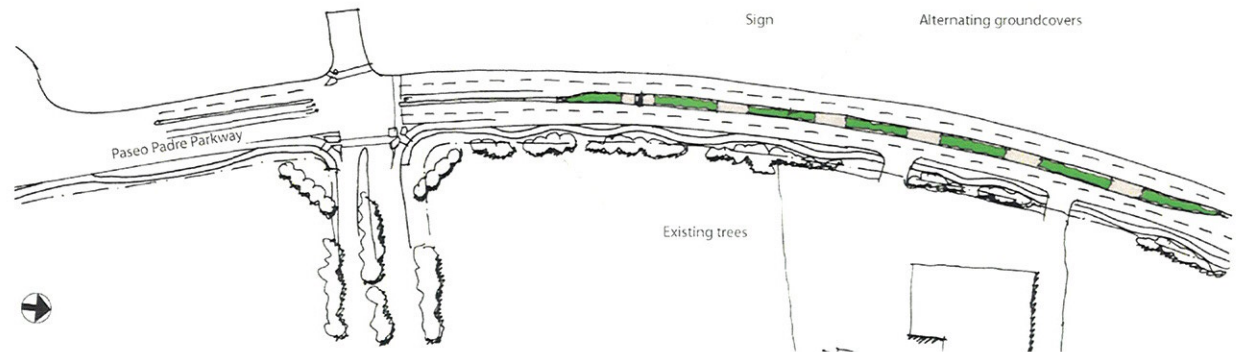
**Mowry Blvd E of I-880**

- Median priority
- 6' W x 5' H sign



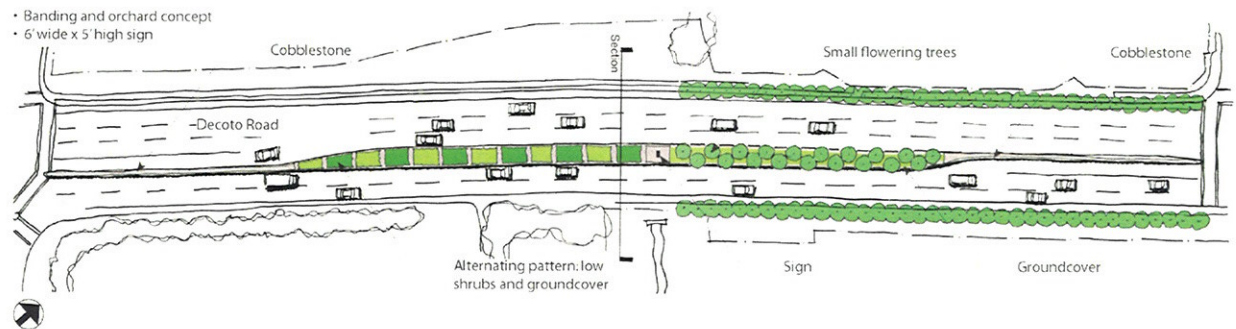
**Paseo Padre Parkway North of Route 84**  
**Banding Concept**

- Banding concept - use existing planters
- 6'W x 5'H sign



**Decoto Road Route 84 E of I-880**

- Banding and orchard concept
- 6' wide x 5' high sign





## Costs

COST ESTIMATES WERE PREPARED for the two prototype gateways described above. These two represent the extremes of conditions: Example #1 (Decoto) has a wide median and significant planted areas, Example #2 (Mowry) has minimal areas available for treatment.

Costs can be expected to vary depending on the following conditions:

- Size of area available in the right-of-way for gateway treatment
- Existing quality of landscape usable as gateway elements
- Condition of existing road, median, curb and utilities
- Existence of infrastructure such as drainage, irrigation and power

As noted, the gateway at Decoto is a large-scale entry with no existing irrigation or power and therefore will have a cost in the range of \$350,000\*. The Mowry gateway consists of a narrow median with existing, attractive landscaping and will consequently have a cost in the neighborhood of \$130,000\* to implement.

\* Estimated at the time of Gateway Concept Plan Adoption, January 2002.

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# Cost

## Cost Example Number 1

*Gateway Sign, Landscaping and Cobble*

Decoto Road

### Sign construction and installation

Traffic control	\$ 5,000
Excavate planting area	32,000
Install cobble	34,400
Soil preparation	4,000
Mulch	6,000
Planting	2,400
Groundcover	6,800
Trees	23,750
Irrigation	32,000
Sleeves and backflow	5,000
Irrigation backflow preventor	3,000
Controller(s)	5,000
Sign lighting	2,600
Electrical, across street	3,000
Electrical, back of curb	400
Sign fabrication	26,880
Supplemental/unforeseen work	28,835
Design costs (15% construction)	33,160
Construction Management (10% construction)	22,106
County water district permit fee	20,000
Overall project subtotal	296,331
Contingency (20%)	59,266
<b>Estimated Grand Total</b>	<b>\$355,597</b>

### Additional costs/fees to consider

Design Consultant (10% construction total)			
Environmental studies			
Community engagement (5% construction total)			
Recreation Commission			
Planning Commission			
Historical Architectural Review Board			
Utility Agency permit fees			
Building permit fees			
Specialized consultant services			
Geotechnical	Electrical	Construction testing	
Environmental	Structural		
Land Acquisition			
Appraisal	Real property staff	Other	
Acquisition cost	Eminent Domain		

# Cost

## Cost Example Number 2

*Gateway Sign and Cobble*

Mowry Avenue

### Construction and installation

Traffic control	\$ 5,000
Excavation paving	800
Install cobble	34,400
Sign lighting	2,600
Electrical, across street	4,500
Electrical, back of curb	80
Sign Fabrication	27,790
Supplemental/unforeseen work	11,276
Design costs (15% construction)	12,967
Construction Management (10% construction)	8,645
Overall project subtotal	\$108,057
Contingency (20%)	21,611
<b>Estimated Grand Total</b>	<b>\$129,668</b>

### Additional costs/fees to consider

Design Consultant (10% construction total)		
Environmental studies		
Community engagement (5% construction total)		
Recreation Commission		
Planning Commission		
Historical Architectural Review Board		
Utility Agency permit fees		
Building permit fees		
Specialized consultant services		
Geotechnical	Electrical	Construction testing
Environmental	Structural	
Land Acquisition		
Appraisal	Real property staff	Other
Acquisition cost	Eminent Domain	